

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

SPECIAL MEETING

May 1, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Michael A. Schoedel, City Manager (left at 7:00 p.m.)
Steve Lichtenfeld, Aldermanic Representative
James Liberman
Debbie Igielnik
Marc Lopata (left at 6:25 p.m.)

Absent:

Mark Zorensky

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – MEETING OF APRIL 4TH, 2007 PLAN COMMISSION/ ARCHITECTURAL REVIEW BOARD

The minutes of the meeting of April 4th, 2007 were presented for approval. The minutes were approved after having been previously distributed to each individual member.

ARCHITECTURAL REVIEW OF BUILDING, STREETScape AND CONCEPTUAL REVIEW OF GARAGE - MIXED USE DEVELOPMENT – CENTENE PLAZA -7700-36 FORSYTH & 21 S. HANLEY ROAD

The following individuals representing the development were in attendance:

Mr. Bob Wislow, CEO of U.S. Equities Realty

Mr. Gyo Obata, partner (HOK)
Mr. Tim Gaidis, project architect (HOK)
Mr. Jim Ray, Centene Corporation
Mr. Bob Clark, President of Clayco Construction
Mr. Roark Frankel, U.S. Equities Realty
Ms. Cassandra Francis, U.S. Equities Realty

Catherine Powers provided the following information regarding the review, per staff's memorandum, as follows: The project will be a mixed-use office and retail development consisting of a 21 story (313 feet in height) office/retail tower building at the corner of Hanley and Forsyth. This building will be connected to an approximately 10 story (146'-6" in height) office/retail building to the south at the Corner of Carondelet and Hanley. The tower building will be set back to allow for outdoor dining and a public gathering plaza. Both the high rise office tower and lower office building will be constructed of floor to ceiling glazing. The curtain wall system will provide an aluminum structure and insulated glass. A ceramic frit pattern will be silk-screened applied to portions of the glass to reduce heat and glare. The ground floor of both buildings will be clear glass, ranging from 20 feet in height on the tower to 28 feet in height in the lower rise office building. Columns of metal painted covers will be placed at regular intervals for structural and visual integrity. Per the request of the Plan Commission, the corner of Hanley Road and Forsyth Boulevard has been rounded to assure that this important corner is a pivotal part of the project and to give the corner prominence. An entry to the building has been provided on the corner, further defining its importance to the overall project. Above the first floor level, metal awnings will be installed to provide shade for persons accessing the retail/restaurants on the ground floor. There is a penthouse unit on the top floor of both buildings, screened by a parapet wall when viewed from the street level. On the tower building, there are some mechanical units that are not screened by the penthouse screening. It is difficult to discern if these units will be screened completely by the wall or if they will be partially visible from the street.

Streetscape:

The streetscape depicted on the plans represents an agreement between the City and US Equities Realty to provide standard City streetscape, while assuring that the storefronts of the ground floor retailers are not blocked by street trees. The lighting standards, brick banding pattern and street trees are the same as the City's streetscape design; however, location of the trees and lighting standards do not follow the normal pattern, but rather are designed to effectively meet the needs of the future retailers. Staff believes this is a good compromise which will serve both the project and the City.

Garage Conceptual:

US Equities is requesting that the Architectural Review Board review and provide feedback on a conceptual vision for the parking garage. The parking garage will be located on Forsyth west of the proposed tower portion of the project.

Plans show the garage to be 11 levels and approximately 106 feet in height. Entry would be on the west end of the garage's ground floor. The majority of the ground floor would be occupied by retail shops.

At this time, preliminary concepts show the garage to be a concrete structure with façade screening. A portion of the side and rear of the garage would not be screened. Details regarding the structure are currently being decided by the project team and they are interested in receiving input regarding designs and materials acceptable to Clayton. It is anticipated that US Equities will have concepts to discuss at the May 1st meeting.

Catherine stated that staff's recommendation is:

1. To approve the design and materials associated with the building (tower and lower rise office structure) subject to the condition that the air handling units be adequately screened and not visible from the ground level.
2. To approve the streetscape as presented.
3. To consider parking garage options presented and provide input regarding design and materials desired by the City.

Chairman Sanger mentioned that this is not the first time this project has been presented; however, he asked the representatives of Centene to discuss the project in its entirety for those who were not present at previous meetings.

Mr. Wislow began a Power Point presentation. The first slide depicted the proposed site plan, which depicted the new buildings as well as the existing buildings to remain. A slide depicting the streetscape plan was also presented. Mr. Wislow stated that trees will be placed along the center lines of the building columns so as not to block the retail spaces and that standard Clayton light fixtures will be utilized. He indicated that the overall landscape plan for the project will be presented at a future meeting. A slide depicting the Forsyth Court area was presented. Mr. Wislow mentioned the 30 foot grade drop from Forsyth to Carondelet. He noted that the lobby area leads to both elevator banks. A slide depicting the Carondelet Garden area was also presented. Mr. Wislow stated that this is a very exciting aspect of the project as it will provide restaurant outdoor seating and public space. He noted that a 25-foot tall water feature will be located at the north end of the Garden area to help mask traffic noise generated from Hanley Road.

Mr. Wislow indicated that the building will feature two, 25,000 square foot floor plates. He stated the cost of construction has risen 40 to 45% over the last 5 years and that they plan to construct the project in one phase. He stated Centene will occupy 400,000 square feet of the project. He stated they have devised a plan to separate the parking garage from the office building as this is the most efficient way to provide parking without the need for parking underneath the building and as a way to provide for an efficient floor plate. He commended the architects at HOK for doing such an efficient job. A slide depicting the terrace level was presented, depicting the

green roof. Mr. Wislow indicated that the soil on the roof will absorb storm water and also provides an outdoor patio area for Centene. A slide depicting the east elevation was presented.

Mike Schoedel asked the heights of the Pierre Laclede buildings.

Mr. Wislow stated that Pierre Laclede One is 817' in height; Pierre Laclede Two is 936' in height. He stated their tower is 909' in height. At this time, a rendering of the screening atop the building was shown. Mr. Wislow indicated that due to the angle from the street level, the mechanical equipment will not be visible. He stated that the lower building will have a 4-foot high screen wall and that all mechanical equipment will be atop the high rise portion of the building.

Mr. Gaidis advised the members that there is a rendering error in that the columns on the lower rise building do go all the way up.

Mr. Wislow presented slides depicting various views of the site. He stated the columns are expressed and that storefront (clear) glass will be used for the retail spaces along Forsyth. He stated that awnings for the retail spaces will face the courtyard.

A model of the project was presented with an explanation of the corner of Forsyth and Hanley provided.

Mr. Obata indicated that he has worked on this very exciting project for about 1 ½ years. He stated it provides a work place, shops and a public area. He stated the biggest challenge he faced was the dramatic grade change, which has been tied together by cascading stairs. Slides depicting examples of other glass buildings were presented as well as renderings of various angles of the subject project.

Chairman Sanger asked for an explanation of "frit".

Mr. Obata indicated that frit is used as a silkscreen to keep out summer heat.

Chairman Sanger asked what frit is made of.

Mr. Gaidis replied "ceramic".

Mr. Wislow stated that clear glass will be used between 3 and 7 feet up on each floor and the remaining glass will be frit.

An animation of the project was presented and shown a second time.

Chairman Sanger asked if there will be parking on the roof of the garage.

Mr. Wislow replied "yes".

Note: Marc Lopata dismissed himself and left the meeting (6:25 p.m.).

Steve Lichtenfeld commented that the glass parapet appears higher in the animation than in the book and asked which was correct.

Mr. Gaidis replied that the book is correct.

Chairman Sanger asked the plans of the current Centene building.

Mr. Wislow stated it will remain operational. He advised the members that this building has been significantly renovated.

Debbie Igielnik asked about parking. She asked if the office building can be accessed from the garage without having to go outside.

Mr. Wislow indicated that the current plan provides the ability to walk from the elevator bank directly to the lobby. He stated they are working on the possibility of a light weight grid system that would lead from Forsyth to the building. He stated the final proposal will be presented during their upcoming site plan review aspect of the project.

Steve Lichtenfeld asked about Forsyth Court. He asked if there is a stairway to Carondelet.

Mr. Wislow stated that there will be covered escalators.

Jim Liberman asked if Forsyth Court will be accessible by the public after regular business hours.

Mr. Wislow stated that it will probably coincide with restaurant operating hours.

Chairman Sanger commented that there is a difference in the way this project is proceeding through the approval process.

Mr. Wislow stated that this is a very large project and that Centene has an occupancy date and that construction cost is rising. He stated they went out for bids for the curtain wall system and have secured a contractor, who requires a significant down payment in order to reserve a time slot to manufacture the product. He stated he is aware that typically, all aspects of a project are reviewed simultaneously and that they have already spent \$1.5 million in drawings alone. He stated they will come back with the garage, the site plan, the planting plan and subdivision plat.

Chairman Sanger asked about traffic lanes.

Catherine Powers stated that will be part of site plan review.

A sample of the material was distributed (glass).

Steve Lichtenfeld asked if the glass will be installed from the inside or the outside.

Mr. Gaidis indicated that he believes the glass will be installed in panels from the inside.

Chairman Sanger asked if any equipment staging will be off-site.

Mr. Clark stated that some equipment staging will be off-site. He stated loading will take place on-site in the evening and that tower cranes are relatively quiet and that the site is secluded from a residential area.

Mr. Mark Harley, Clayton resident, asked about the alley between the existing buildings and the new building.

Mr. Wislow stated that retail stores will be along the alley.

Steve Lichtenfeld asked if the alley will be open to the public.

Mr. Wislow replied "yes".

Mr. Dave Danforth, 134 Linden, asked how this Commission can approve the project when the developer does not own all the subject properties.

Chairman Sanger commented that the applicant does not need to own the property to receive approval at this level (by this Board), only that they show an interest in the property.

Mike Schoedel stated that official action is taken by the Board of Aldermen.

Chairman Sanger indicated that this Board is in the position to honor the request and hear the presentation.

Mr. Mark Mehlman, owner/developer, stated he finds the project a fabulous development and comments them. He stated he looks forward to the development.

Jim Liberman asked staff to reiterate what the applicant is seeking approval of this evening.

Catherine Powers indicated that they are looking for approval of the building design and materials and the streetscape.

Being no further questions or comments, Debbie Igielnik made a motion to approve the building design and materials and the streetscape per staff recommendations. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

Chairman Sanger announced that conceptual review of the garage will now take place.

Mr. Wislow commented that the garage is significant in scale and size and that they do not want it to take away from the building. He stated they are working on a number of plans. He stated they need 50% air circulation or they will have to sprinkler it (the garage), which would dramatically increase the cost. He stated they are considering a frit pattern glass with columns set

back and painted a darker color. He stated an alternate method would be to use a combination of corrugated metal and glass.

A draft color rendering was presented.

Mr. Wislow reminded the members that retail space will be below the garage.

A brief discussion regarding vehicle headlights ensued.

Steve Lichtenfeld suggested providing an upturn so that vehicle headlights would be less visible.

Mr. Wislow stated it is not their intent that headlights shine outside the garage.

Note: Mike Schoedel left the meeting (7:00 p.m.)

Conceptual review of the garage concluded.

Chairman Sanger asked if any of the members had any closing comments.

Jim Liberman commented that the Orchard Project is coming to life and that there is a 1-year time frame from this Board's approval to apply for a building permit.

Debbie Igielnik stated that she participated in the County Parks & Recreation tour of her neighborhood and that she found it very interesting.

Catherine Powers advised the members that permits cannot be issued until the project has been through the entire approval process.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:05 p.m.

Recording Secretary